

Chapter 10: Implementation

Introduction

Draft 8-2015

Once the City of Menomonie’s Comprehensive Plan is adopted, it can be implemented. Often the word “tools” is applied to the different methods that can be used to implement the plan. Implementation tools can be recommendations, educational pamphlets, committees, area groups, local government, and ordinances.

The Plan Implementation chapter will present a wide arrange of tools the City of Menomonie may consider using to implement the prioritized goals, objectives, policies, programs, and actions listed at the end of each chapter.

Potential Implementation Tools

Implementation tools can be grouped into regulatory and non-regulatory. Regulatory tools can be state, county, and municipal codes the City of Menomonie uses to regulate it. Non-regulatory tools can be actions the City government, groups, or residents voluntarily take to achieve a goal. Regulatory and non-regulatory tools can be used to do budgetary planning, public education, and park maintenance.

<i>Regulatory Tools</i>	<i>Brief Description</i>	<i>Applicability</i>
Zoning	Zoning regulates how a property owner’s land may be used in respect to lot size, setbacks, and the size and height of structures. It provides standards for residential, commercial, and industrial development.	Cities and villages may adopt general zoning within their borders. They also have the authority to establish extraterritorial zoning in adjacent towns under the jurisdiction of a joint city, village, and town committee. New zoning regulations or amendments must be consistent with a community’s comprehensive plan.
Special Zoning	Wisconsin has several special zoning programs with specific statutory requirements that distinguish them from general zoning. Special zoning includes exclusive agricultural zoning, floodplain zoning, and shoreland zoning.	Cities, villages, and counties are all required to adopt floodplain zoning. Cities and villages are required to adopt zoning to protect certain wetlands. The Wisconsin Department of Natural Resources sets the minimum standards for floodplain and shoreland/wetland zoning; local communities have the right to be more restrictive in their regulations. New regulations or amendments must be consistent with a community’s comprehensive plan.
Subdivision Ordinances	Subdivision ordinances pertain to the design of subdivided land. It specifies the subdivider’s responsibility for installing curb, sidewalks, plant trees, and provide utilities.	Counties, cities, villages, and towns can all adopt subdivision or land regulations. Towns do not need the approval of counties to adopt subdivision regulations and counties do not need the approval of towns for the county subdivision ordinance to apply within that town. New subdivision regulations or amendments must be consistent with a community’s comprehensive plan.

City of Menomonie – Amended by Ordinance 2015 Comprehensive Plan

Official Mapping	Official maps are an effective means to reserve land for future public use. The maps may include extraterritorial areas and show existing and planned public facilities.	Cities, villages, and towns can all adopt official maps. Cities and villages may make their official maps applicable in the extraterritorial area. County approval is not needed for towns to adopt official maps. New Official Maps or amendments must be consistent with a community's comprehensive plan.
Historic Preservation Ordinance	Meant to protect historic buildings and districts in communities and enhance the character of the community.	Counties, cities, villages, and towns can adopt historic preservation ordinances. Cities and villages that contain property listed on the state or federal register of historic places must enact and historic preservation ordinance.

Design Review	Allows communities to establish their desired future appearance by controlling landscaping, architectural, signage and site design conditions.	Communities can adopt design review as part of a zoning ordinance und a community's statutory police power regulatory authority. Communities typically assign design review t the plan commission or a separate design review committee.
Moratoria	A moratorium is used to temporarily limit issuance of permits while new regulations are being developed so that plan objectives are not undermined.	While there is no specific statutory moratorium authority, communities have relied upon general and implicit authority to impose moratoria while they update or develop a plan and implementation tools. Moratoria should be used only in good faith planning efforts and should be limited to scope and time.
Stormwater Management Regulations	Stormwater management ordinances or plans are designed to address the quality and quantity of stormwater runoff and its impact on water resources.	Counties, cities, villages, and towns can adopt stormwater management plans or ordinances. The plans or ordinances are use to address erosion and stormwater runoff during construction and post-constructions phases of development. Communities also use these to address the quantity and quality of stormwater runoff and its impact on water resources. They can also be used to address flooding issues.
Conservation Subdivision	Provides incentive for developers to cluster lots onto a percentage of their property and place the remaining land into a conservation easement.	Counties, cities, villages, and towns can adopt a conservation subdivision ordinance or make it part of their subdivision ordinance. A conservation subdivision allows for the protections of

<i>Financial Tools</i>	<i>Brief Description</i>	<i>Applicability</i>
Impact Fees	Financial contributions imposed on new development to pay for capital improvements needed to serve the development.	Counties, cities, villages, and towns can all impose impact fees for certain public facilities.
Capital Improvement Plan	Help a community plan for the timing and location of capital improvements. Ensures proper local budgeting for capital improvements.	Counties, cities, villages, and towns can all adopt capital improvement programs.

City of Menomonie – Amended by Ordinance 2015 Comprehensive Plan

Tax Increment Financing	This tool is used by communities to capture future increases in property tax revenue and make these dollars available as a development incentive, subsidy or investment.	Cities, villages, and towns can create TIF districts to encourage economic development in distressed or underdeveloped areas where development would not otherwise occur.
Stormwater Utility	Allows communities to add an additional charge to a utility bill that is used to maintain stormwater management facilities.	Counties, cities, villages, and towns can assess a stormwater utility to maintain, operate, and construct new stormwater management facilities. The facilities are used to protect water resources and control water quantity and quality. Projects can include the construction and maintenance of storm sewer, stormwater ponds, and swales.
Shared Service Agreements and Revenue Sharing	Many of the services provided by local governments to their citizens are also provided by neighboring communities. To address related coordination and funding issues, communities may enter into agreements with each other for shared service delivery in order to improve the economic health of all the communities involved.	Counties, cities, villages, and towns can enter into contracts to share the costs of services with neighboring communities. Services can include providing utilities, road maintenance, or the use of public facilities. Sharing services reduces the cost of providing these services to each community.
Grants	Free monies typically awarded by state agencies or private organizations. Often, there is cost sharing involved with the community. Grants can be awarded for many things such as education, protection of natural resources, and creating plans.	Counties, cities, villages, towns, and organizations can all apply for grants. Grant monies do not have to be paid back.

Forest Tax Laws	Encourages sustainable forestry on private lands by offering tax incentives.	Managed Forest Law is available to private land owners with 10 or more acres of woodlands. It provides tax incentives for sustainable forestry. Land owners can receive higher tax breaks if the land is open to the public for hunting or other recreational uses.
------------------------	--	---

<i>Non-Regulatory Tools</i>	<i>Brief Description</i>	<i>Applicability</i>
Cooperative Boundary Agreements	Serve to abate or eliminate often long-standing conflicts with respect to planning, zoning, property tax base, and ultimately, future urban development patterns.	Any incorporated municipality and a town or towns can enter into cooperative boundary agreements. Cooperative boundary agreements are used for long range planning for certain areas where communities share borders.

Performance Standards	Limits land use changes that are incompatible with the plan by establishing criteria for development.	Cities, villages, and towns can establish performance standards that development is encouraged to meet. These standards can be street design, types of homes, densities, and garage locations. Often, some incentive is given to meet these standards.
Educational Workshops or Materials	Used to provide useful information and educate the public.	Communities can use educational workshops and materials to inform residents about local practices such as recycling, community character standards, how to reduce water use, volunteer opportunities, etc.
Volunteer Groups and Organizations	Provide labor or services for local projects.	Volunteer groups or organizations can be used to help plant flower beds, monitor invasive species, provide rides for the elderly, etc.

Implementation Priorities and Schedule

There are numerous policies, programs, and actions recommended throughout the City of Menomonie Comprehensive Plan. Personnel and budget limitations make it difficult to address all of them in a short period of time. This section should be used as a practical guide to prioritize and schedule implementation policies.

The timeframes used for the recommended actions are:

Short Term:	2016-2018
Mid Term:	2019-2022
Long Term:	2023 and beyond
Continuous:	Ongoing Support/Action

Existing Plans to Maintain
Plan
Menomonie Urban Sewer Service Area Plan
Design Guidelines for the Downtown Historic District
Capital Improvements Plan
Park Plan
Bicycle and Pedestrian Plan

Short Term (1-2 years)		
Element	Recommended Action	Potential Group(s)
Natural Resources Goal 5	Find creative/unique ways to reduce the impervious surfaces such as review of parking, landscaping, ordinances, etc.	
Housing Goal 2	Require 70% of dwelling units in new subdivisions to be single family/owner.	
Housing Goal 5	Develop standards and incentives for promoting greenspace and walkability in residential developments.	
Land Use Goal 4	Review, update, and create City ordinances for lighting, signage, landscaping, and parking requirements, to ensure aesthetically pleasing commercial development and redevelopment.	

City of Menomonie – Amended by Ordinance 2015 Comprehensive Plan

Community Facilities Goal 6	Utilize UW-Stout and Menomonie Areas School District as a resource for future community planning by identifying opportunities for cooperation such as the Galloway Creek project.	
Community Facilities Goal 7	Expand the use of bio-diesel for City vehicles and equipment.	
Community Facilities Goal 7	Conduct a study for feasibility of solar heating of aquatic park.	
Community Facilities Goal 7	Explore alternative energy sources and ways to reduce energy consumption for City facilities and utilize practical alternatives.	

Mid Term (3-5 years)		
Element	Recommended Action	Potential Group(s)
Housing Goal 5	Encourage architects and developers to incorporate LEED Standards and promote “green buildings.”	
Land Use Goal 1	Define and identify “Smart Growth Areas” and encourage future new development to those areas.	
Transportation Goal 3	Create a Rail Committee to explore potential passenger rail depot sites and surrounding long-term development plans.	
Transportation Goal 3	Explore options for mass transit/public transportation.	
Transportation Goal 3	Establish park and ride lots near both I-94 interchanges.	
Economic Development Goal 2	Develop retention and recruitment plan for commercial and industrial property.	
Economic Development Goal 2	Expand the use of LOIS System to actively market commercial/industrial land and buildings within the City.	
Economic Development Goal 3	Identify redevelopment areas and develop standards and incentives to promote this redevelopment.	
Utilities Goal 1	Establish a committee to investigate new communication technology for residents of the City of Menomonie.	

On-Going (Future)		
Element	Recommended Action	Potential Group(s)
Natural Resources Goal 4	Begin working with local groups and organizations to develop and implement a long-term biking/walking trail plan.	

Natural Resources Goal 5	Apply for DNR grants to implement Best Management Practices that reduce the amount of pollutants that reach Lake Menomin.	
-----------------------------	---	--

Roles and Responsibilities

Residents and Property Owners: The City of Menomonie encourages continuous input from its residents and property owners. Throughout the planning process, public participation has been encouraged through the Citizen Advisory Board and monthly Plan Commission meetings. This process does not end with the adoption of the Comprehensive Plan. Views change and new ideas evolve and with this, the Comprehensive Plan will need to be updated. Therefore, public participation will always be needed and encouraged.

Planning Commission: The City of Menomonie Plan Commission's role in the planning process is to review all pertinent information, give input, and act as advisory to the City Council. The Plan Commission will use the Comprehensive Plan as a guide for making decisions and will recommend revisions and updates as needed.

City Council: In order for the Comprehensive Plan to be implemented, the City Council must formally adopt the Plan. Upon this happening, the Comprehensive Plan becomes the official guide for decision-making by City officials. As chief policy makers, the Council is also responsible for establishing and actively supporting a continuing planning program.

Plan Consistency

Inconsistencies between the fifteen chapters were looked for during the planning process and the joint review session. Any inconsistencies were addressed in the Plan through changes in the draft or through implementation recommendations.

Plan Updates

Ongoing evaluation of the City of Menomonie Comprehensive Plan is important. The needs of the community today may be different in the future. Revisions and amendments to the City's Comprehensive Plan can be done at any time by following the procedures for adopting a Comprehensive Plan required by state statutes. These include publishing a Class I notice, having the plan available for the public to review for 30 days, and holding a public hearing.

The City of Menomonie Comprehensive Plan Implementation chapter should be reviewed yearly to measure the progress of the Plan. At a minimum, the Plan is required to be updated every 10 years.

Implementation Goals, Objectives, Programs, Policies, & Action

Once an inventory has been taken of the existing and potential implementation tools, the next logical step is to look at what the community hopes to achieve in the near future regarding each element in this Comprehensive Plan.

Goal 1: Continue the ongoing implementation of the City's Plans including the Comprehensive Plan and make sure it is updated accordingly.

Objectives

1. Establish a set schedule of when to review and update each community Plan.
2. Create a list of existing Plans, dates of latest revision and year of when plan should be revised.
3. Upon review of each Plan, amend when necessary.
4. Look at other possible types of plans that could be beneficial to Menomonie.

Programs, Policies, and Actions

1. Update Comprehensive Plan every five years. Compare data such as housing and demographics information to make sure they follow the Plan; if not, adjust the Comprehensive Plan to coincide with the new data.
2. Update City Plans according to their schedule or as needed.